



HERRIMAN CITY PLANNING COMMISSION MEETING MINUTES

Approved August 15, 2013

August 1, 2013

6:00 P.M. ~ Work Meeting (Open to the Public)



[7:04:37 PM](#) 7:00 P.M. ~ Regular Planning Commission Meeting

Attendance

Planning Commission Members:

Wayne Hill
Wade Thompson
Robyn Shakespear
Blayde Hamilton
Jessica Morton
Clint Smith

- **City Staff:**
Gordon Haight; Assistant City Manager
Bryn McCarty; Planning Supervisor
Heather Upshaw; Planner III
Cindy Quick; Deputy Recorder
- **Guests:**
Please see the attendance sign in sheet.

1. WELCOME INTRODUCTION AND PRELIMINARY MATTERS:

- 1.1 [7:04:54 PM](#) Reverence / Thought: Bethany Zeyer
- 1.2 [7:05:30 PM](#) Pledge of Allegiance: Lisa Brown
- 1.3 [7:05:56 PM](#) Roll call: Full Quorum
- 1.4 [7:06:00 PM](#) Approval of electronic minutes for: **July 18, 2013**

Commissioner Clint Smith **MOVES** to approve the minutes for July 18, 2013.

Commissioner Blayde Hamilton **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton Yes

Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Wade Thompson	Yes

Vote passed.
Motion carried.

2. **REGULAR AGENDA:**

7:06:50 PM 2.1 **01PS13** – Providence Hall Charter School – 4557 W Mt Ogden Peak Dr
– Providence Hall Charter High School – Acres: 12 – Zone: R-2-15 – Units: 1

Citizen Comments: Erin Preston – Providence Hall (applicant) presented plans

7:23:33 PM Chair Hill opens it up for public comment and calls for any citizen who wishes to speak to come to the podium and address the Planning Commission members.

7:23:40 PM Chair Hill closes public comment

Commissioner Clint Smith **MOVES** to approve this item
Commissioner Blayde Hamilton **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Wade Thompson	Yes

Vote passed.
Motion carried.

7:24:50 PM 2.2 **20S13** – Zitting – 13927 S 7300 W – Proposed 17 Lot Subdivision –
Acres: 6 Zone: R-1-10 – Units: 17 (*Public Hearing was held on July 18, 2013*)

Citizen Comments: Barbara Boss applicant spoke to the higher density

Commissioner Blayde Hamilton **MOVES** to approve this item with 16 lots with a density of 2.7 and on item number 5 to put solid masonry fence in and the rest of staff requirements.

Commissioner Jessica Morton **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes

Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	No
Commissioner Wade Thompson	Yes

Vote passed.
Motion carried.

8:06:31 PM Heather asks for clarification on this motion whether or not masonry fence was for the entire development or only on 7300 West. Blayde said he's okay with it just on 7300 West and states so moved.

Commissioner Blayde Hamilton **MOVES** to amend this motion to approve this item with 16 lots with a density of 2.7 and on item number 5 to put solid masonry fence on 7300 West and with the rest of staff requirements.

Commissioner Wade Thompson **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	No
Commissioner Wade Thompson	Yes

Vote passed.
Motion carried.

7:33:47 PM 2.3 **10Z13** – Barlow – 13867 S 7300 W – Proposed Zone Change from A-1 to R-1-10 Acres: 4.66 – Zone: A-1 (*Public hearing was held July 18,2013*)

Citizen Comments:

Commissioner Jessica Morton **MOVES** to recommend this item from A-1 to A.25 to city council.

Commissioner Wade Thompson **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Wade Thompson	Yes

Vote passed.
Motion carried.

7:35:27 PM 2.4 **19S13** – Zitting/Barlow – 13927 S 7300 W – Proposed 32 Lot Subdivision

- Acres: 10.72 Zone: A-1 & R-1-10 - Units: 32 (*Public hearing was held July 18, 2013*)

Citizen Comments: Trevor Hull (applicant) addresses the density and explains that the 31 lots will include the existing house which would lower the density. Comments on the existing house and plans there.

7:48:02 PM Chair Hill opens it up for public hearing and calls for any citizen who wishes to speak to come to the podium and address the Planning Commission members.

Janeen Carpenter 7009 W Gina Road. She wants to see the zoning stay the A.25 zone and also her biggest concern is the unimproved roads.

Chair Hill closes public hearing 7:50:45 PM

Commissioner Clint Smith **MOVES** to approve this item with 31 lots also to include the one acre in the subdivision as well as adding an additional requirement for fencing around the one acre parcel with the option of a gate onto the cul-de-sac for the property owner and to amend item five to masonry along 7300 West for the fencing material

Commissioner Jessica Morton **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

8:08:35 PM Heather asks for clarification on this motion. Regarding number 8 the condition says no lots to access on 7300 West except for lot 24. Lot 24 will no longer need that access. So we need to change what that requirement said. That condition needs to state: no access other than the existing one acre lot. Clint Smith says, so moved.

Commissioner Clint Smith **MOVES** to approve this item with 31 lots also to include the one acre in the subdivision, as well as, adding an additional requirement for fencing around the one acre parcel with the option of a gate onto the cul-de-sac for the property owner, to amend item number five to masonry along 7300 West for the fencing material and to amend number eight to state no access other than the existing one acre lot.

Commissioner Wade Thompson **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes

Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Wade Thompson	Yes

Vote passed.
Motion carried.

7:54:50 PM 2.5 **17S13** – Hull – 13505 S 7530 W – Proposed 25 Lot Subdivision – Acres: 8.81 Zone: A-.25 – Units: 25 (*Public hearing was held July 18, 2013*)

Citizen Comments: Trevor Hull 558 Pumpkin Patch (applicant)

Commissioner Blayde Hamilton **MOVES** to approve this item with 24 lots and a density at 2.72 with staff conditions and with an addition on item number 11 that we tie it to the road that goes through to the property down on the east of it.

Commissioner Robyn Shakespear **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Wade Thompson	Yes

Vote passed.
Motion carried.

8:06:19 PM Bryn McCarty asks for a quick interruption to clarify what was said in the motions above on item 2.2 and 2.4. See above for amended motions.

8:09:47 PM 2.6 **21S13** – Bytheway – 13360 S 7565 W – Proposed One Lot Subdivision – Acres: 1.25 Zone: A-1 – Units: 1 (*PUBLIC HEARING*)

8:12:14 PM Chair Hill opens the public hearing and calls for any citizen who wishes to speak to come to the podium and address the Planning Commission members.

8:12:28 PM Chair Hill closes the public hearing

Citizen Comments:

Commissioner Wade Thompson **MOVES** to approve this item and add to item 6 that it is contingent on the road unless there's a huge delay and then they'd come back to the planning commission.

Commissioner Clint Smith **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

8:13:32 PM 2.7 **03S12-01** – Armstrong Development – 4968 W 13400 S – Proposed Subdivision Amendment to HTC Marketplace Lot 2 – Acres: 1.86 – Zone: MU-2 – Units: 1 (*PUBLIC HEARING*)

8:14:35 PM Chair Hill opens the public hearing and calls for any citizen who wishes to speak to come to the podium and address the Planning Commission members.

8:14:48 PM Chair Hill closes the public hearing.

Citizen Comments:

Commissioner Jessica Morton **MOVES** to approve this item with requirements outlined by staff.

Commissioner Robyn Shakespear **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

8:15:20 PM 2.8 **02Z13** – Anthem Development – 12000 S 5600 W – Proposed Zone Change from C-2 to C-1 and R-2-10 – Acres: 18.11 (*Public hearing was held on April 18, 2013*)

Citizen Comments:

Doug Young 7450 Gurr Lane (applicant) presented the theme of this proposed development
Tim Soffe 5151 S 900 E (applicant) a kind thank you. Presented additional information about this proposed development

Commissioner Robyn Shakespear **MOVES** to approve this item and recommendation to the city council

Commissioner Jessica Morton **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

8:58:40 PM 2.9 **14C13** – Anthem Development – 12000 S 5600 W – Proposed Conditional Use for Storage Units – Acres: 5.72 – Zone: C-2

Citizen Comments: Burt Bradshaw 1566 Tingey Road (applicant) addressed commission members.

9:07:59 PM Chair Hill opens this up for public comment and calls for any citizen who wishes to speak to come to the podium and address the Planning Commission members.

9:08:17 PM Chair Hill closes the public comment time

Commissioner Clint Smith **MOVES** to approve this item with recommendations as outlined by staff with an amendment to item number three for the landscape requirements to be on all public streets.

Commissioner Blayde Hamilton **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

9:12:45 PM 2.10 **03Z13** – Anthem Development – Recommendation to the City Council on a Proposed Text Change to add “Congregate Care” to the C-2 Zone in Title 10 of the City Ordinance (*Public hearing was held on April 18, 2013*)

Citizen Comments: Tim Soffe (applicant) gives a description of “Congregate Care” Ryan Button 6150 S Redwood Road explains the age requirement here. If someone has a disability you are required to let them be part of the property.

Commissioner Wade Thompson **MOVES** to approve this item with

recommendation to the city council and proposed ordinance and that we add the nomenclature regarding to the subject to federal regulations limited to 55 and older.

Commissioner Jessica Morton **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

9:24:08 PM 2.11 **13C13** – Anthem Development – 12000 S 5600 W – Proposed Conditional Use for a Congregate Care Facility – Acres: 7.6 – Zone: C-2 – Units: 292

Citizen Comments: Ryan Button (applicant) presented more about the development and the research for the project.

9:40:20 PM Chair Hill opens this up for public comment and calls for any citizen who wishes to speak to come to the podium and address the Planning Commission members.

Aaron Slagowski 5942 Grandpere Avenue he is concerned with the skyline view, about the timing of the project and how the traffic flow will be managed.

9:42:10 PM Chair Hill closes the public hearing

Commissioner Clint Smith **MOVES** to approve this item with the requirements as outlined by staff.

Commissioner Wade Thompson **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

9:48:02 PM Chair Hill asks for a five minute break

[9:56:27 PM](#)

2.12 **12C13** – Anthem Development – 12000 S 5600 W – Proposed Planned Unit Development of Single Family Homes and Townhomes – Acres: 135 – Zone: R-2-10 – Units: 698

[10:17:33 PM](#) Chair Hill opens this up for public comment for the townhome part of this item and calls for any citizen who wishes to speak to come to the podium and address the Planning Commission members.

Mark Minson 12531 Provence Circle in Lafayette he feels strongly that one parking space isn't enough for this kind of facility.

[10:19:32 PM](#) Chair Hill closes public comment time on the townhomes part of this item

[10:44:50 PM](#) Chair Hill opens this up for public comment

Mark Minson 12531 Provence Circle moved to Herriman for open spaces. He doesn't want high density housing.

Lisa Brown 5908 Grandpere Avenue in Lafayette we feel floored by this whole subdivision. No one knew about this subdivision coming to this area. We don't want to be a continuation of Day Break.

Bethany Zeyer 5854 Grandpere Avenue worried about how this development will affect the schools in this area.

Commissioner Clint Smith **MOVES** to continue the next two items to August 15, 2013.

Commissioner Blayde Hamilton **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

2.13 **12S13** – Anthem Development – 12000 S 5600 W – Proposed Subdivision of 460 Single Family Lots and 238 Townhomes – Acres: 135 – Zone: R-2-10 – Units: 698
(Public hearing was held on April 18, 2013)

Citizen Comments:

Commissioner Clint Smith **MOVES** to continue the next two items to August 15, 2013.

Commissioner Blayde Hamilton **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes

Commissioner Clint Smith	Yes
Commissioner Wade Thompson	Yes

Vote passed.
Motion carried.

10:54:04 PM 2.14 **22S13** – HTC Communities, LLC – 13250 S 5000 W – Proposed One Lot Commercial Subdivision – Acres: 5 – Zone: MU-2 – Units: 1 (**PUBLIC HEARING**)

10:56:15 PM Chair Hill opens the public hearing and calls for any citizen who wishes to speak to come to the podium and address the Planning Commission members.

10:56:29 PM Chair Hill closes the public hearing

Citizen Comments: Matt Watson representing ATC Communities (the applicant)

Commissioner Clint Smith **MOVES** to approve this item with staff recommendations.

Commissioner Wade Thompson **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Wade Thompson	Yes

Vote passed.
Motion carried.

11:00:52 PM 2.15 **21C13** – HTC Communities, LLC – 13250 S 5000 W – Proposed Family Fun Center Acres: 5 – Zone: MU-2 – Units: 1

Citizen Comments:

Commissioner Clint Smith **MOVES** to approve conditional use on this item with recommendations outlined by staff with one change to item number 14 where it says amend VHDC master plan to reflect commercial on this parcel as well as relocation of the church for a buffer.

Commissioner Wade Thompson **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes

Commissioner Wade Thompson Yes

Vote passed.
Motion carried.

11:05:16 PM 2.16 **17S12** – Herriman City – Recommendation to the City Council on a text change to the Land Use Ordinance regarding exceptions to curb and gutter improvements (*Public hearing was held on November 1, 2012*)

Citizen Comments:

Commissioner Blayde Hamilton **MOVES** to approve this item

Commissioner Jessica Morton **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Wade Thompson	Yes

Vote passed.
Motion carried.

3. **NEW ITEMS OF SUBSEQUENT CONSIDERATION (OTHER):**

4. **FUTURE MEETINGS:**

- 4.1 City Council Meeting - Thursday, **August 8, 2013** @ 7:30 PM
- 4.2 Planning Commission Meeting - Thursday, **August 15, 2013** @ 7:00 PM

5. **ADJOURNMENT:**

Commissioner Clint Smith moves to adjourn the meeting.

Meeting adjourned at 11:11:19 PM

I, Cindy Quick, Deputy Recorder of Herriman City hereby certify that the foregoing minutes, along with the digital recording, represent a true, accurate, and complete record of the meeting held on August 1, 2013. This document along with the digital recording constitutes the official minutes for the Herriman City Planning Commission Meeting.


Cindy Quick, Deputy Recorder